

# **PROJECT NARRATIVE**

## **TERRA VERDE OFFICE BUILDINGS**

- This request is to approve three, 3-story office buildings and underground parking on a site previously approved for a three building office development w/ parking garage (18-DR-01#2).
- The site is located south of Bell Road, west of the Loop 101 Freeway and surrounded by the TPC Desert Golf Course on three sides. A Marriott hotel is located to the west with a shared access drive of Bell Road. For reference, building height is measured from a benchmark on Bell Road. The property is 18+ acres in size but is encumbered with golf course easements around its perimeter.
- The site plan locates the three office buildings on the perimeter of the site with 2 levels of underground parking below a central parking field; at grade. (This proposal differs from prior approvals in-as-much-as it locates a majority of the parking underground, where-as the previous plan located a 3-story parking garage above ground and in the center of the site.)
- Building elevations consist of gray stucco walls combined with integrally colored masonry and split-faced CMU walls with flagstone veneer and metal accents. A central metal cornice element creates a focal point common to each of the three buildings.
- Landscape for the site includes Mesquite, Palo Verde & Acacia trees along with other desert materials consistent with the area. No new turf areas are provided.

**83-DR-2006**

REV: 08/18/2006

HAYDEN  
ROAD

82ND ST.

BELL

ROAD

HARTFORD

DRIVE

PERIMETER

PRINCESS

ANDERSON

DRIVE

OUTER LOOP

PIMA ROAD

FRANK LLOYD WRIGHT BLVD.

SITE

TERRA VERDE  
BUILDINGS I & II & III  
SCOTTSDALE, ARIZONA







 DESERT TROON COMPANIES

# TERRA VERDE

AERIAL  
Scottsdale, Arizona



  
Butler Design Group, Inc.  
architects & planners



